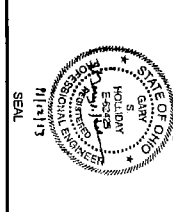


**BURGESS & NIPPLE**  
 Engineers ■ Architects ■ Planners  
 5085 REED ROAD  
 COLUMBUS, OH 43220  
 614-489-2090  
 FAX: 614-491-1385

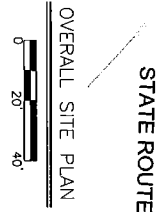
**SITE NAME: BLENDON CORNERS**  
**SITE NUMBER: CLMB-240**  
 3389 EAST DUBLIN-GRANVILLE ROAD  
 COLUMBUS, OHIO 43081



REV#	DATE	DESCRIPTION	SCALE
DESIGNED BY:	DATE:	DATE:	AS SHOWN
CSH	CSH	08/28/2014	



**OVERALL SITE PLAN**  
 SHEET NUMBER  
**C-1**



**SITE DATA TABLE**

TOTAL SITE AREA:	634.3 S.F. (0.15 AC)
TOTAL DISTURBED AREA:	585.4 S.F. (0.13 AC)
PRE-DEVELOPED IMPERVIOUS:	3779 (0.09 AC)
POST-DEVELOPED IMPERVIOUS:	5304 (0.12 AC)

**NOTES:**  
 1. THE CONTRACTOR SHALL BE ADVISED THAT A TREE PROTECT ZONE (TPZ) SHALL BE IMPLEMENTED FOR ALL EXISTING TREES LOCATED 5' OUTSIDE PROPOSED LAND SPACE. THE LANDSPACE SHALL BE FENCED AND CONSTRUCTION MATERIALS OR EQUIPMENT WILL BE ALLOWED.

*Final received 8/28/14*

*Z14-022*

**STAFF REPORT  
DEVELOPMENT COMMISSION  
ZONING MEETING  
CITY OF COLUMBUS, OHIO  
JULY 10, 2014**

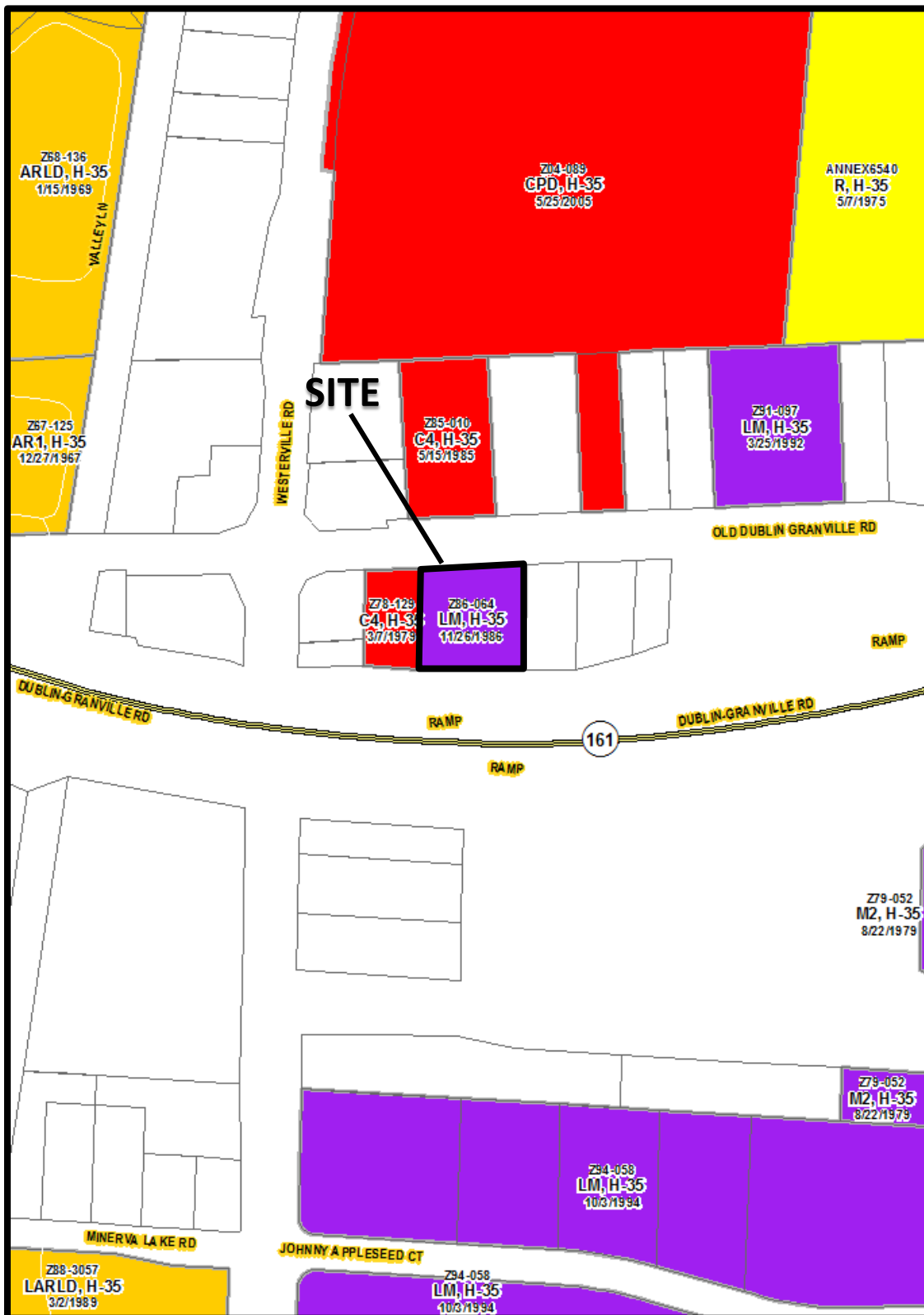
- 6. APPLICATION: Z14-022 (14335-00000-00327)**  
**Location:** **3389 EAST DUBLIN GRANVILLE ROAD (43235)**, being 0.74± acres located on the north side of East Dublin Granville Road, 200± feet east of Westerville Road (600-183781; Northland Community Council).  
**Existing Zoning:** L-M, Limited Manufacturing District.  
**Request:** L-M, Limited Manufacturing District.  
**Proposed Use:** Monopole telecommunication antenna.  
**Applicant(s):** New Par, d/b/a, Verizon Wireless; c/o Robert M. Ferguson, Agent; 3960 Brown Park Drive, Suite 1; Hilliard, Ohio 43026.  
**Property Owner(s):** Ronald J. & Ruby L. Passen; 5010 Postlewaite Road; Columbus, Ohio 43235.  
**Planner:** Tori Proehl, 645-2749, [vjproehl@columbus.gov](mailto:vjproehl@columbus.gov)

**BACKGROUND:**

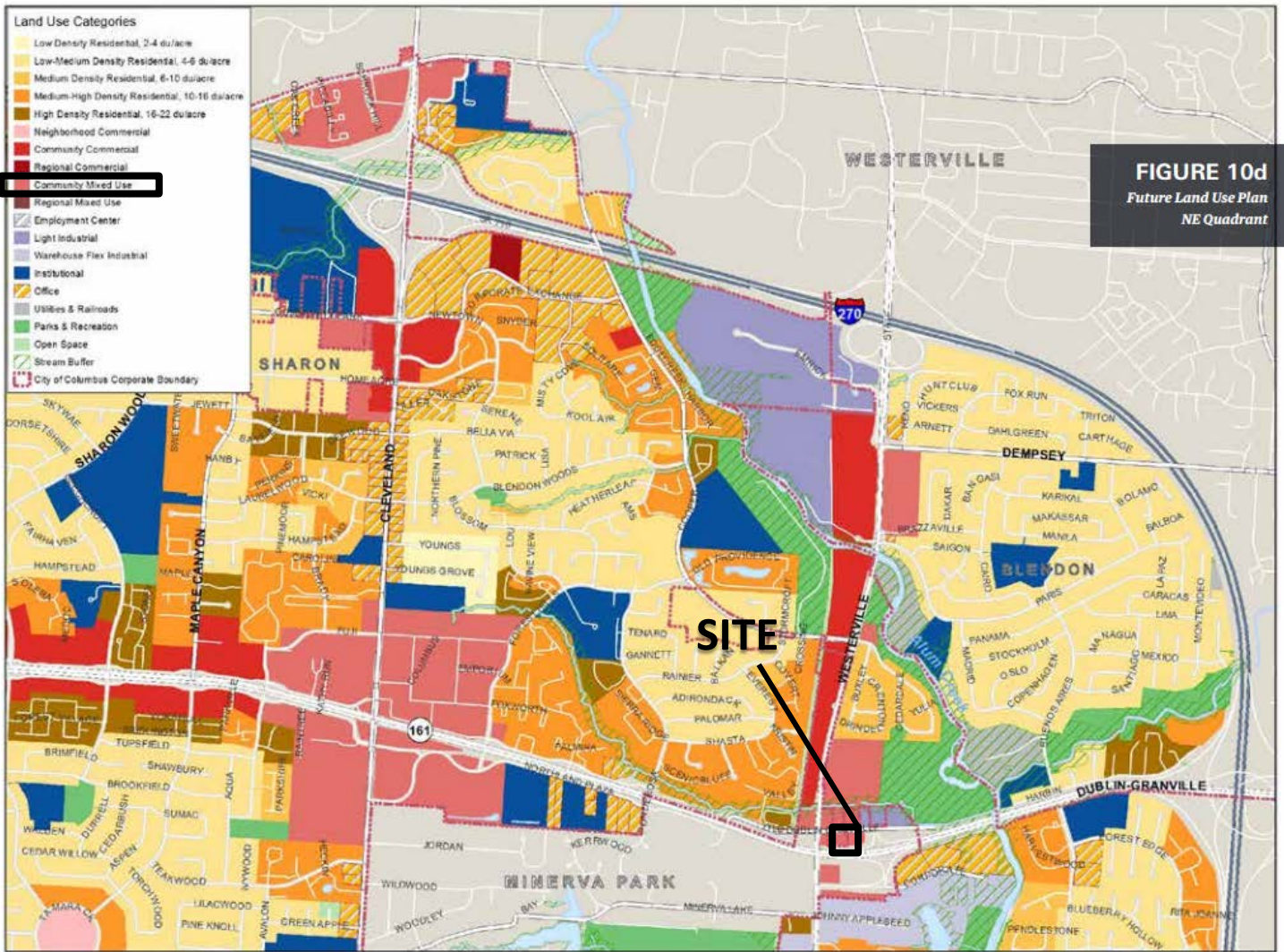
- The 0.74± acre site is developed with a car repair facility and zoned L-M, Limited Manufacturing District. The applicant requests rezoning to the L-M, Limited Manufacturing District to replace the current registered site plan with one that includes the installation of a monopole telecommunication antenna.
- Surrounding the site is commercial development to the north and west in the C-4, Commercial District. To the east is commercial development in Blendon Township. To the south is East Dublin Granville Road.
- The limitation text includes permitted uses, development standards and commits to a site plan.
- The site is located within the planning area of the *Northland Plan Volume I* (2014), which recommends commercial/mixed use for this location.
- The site is located within the boundaries of the Northland Community Council, who recommended approval of this application.

**CITY DEPARTMENTS' RECOMMENDATION:** Approval.

The requested L-M, Limited Manufacturing District will allow the applicant to replace the currently registered site plan with one that allows the installation of a monopole communications antenna. Staff supports the intended use of the property, as the request is consistent with the *Northland Plan Volume I* (2014), and with the zoning and development patterns of the area.



Z14-022  
3389 E. Dublin Granville Road  
Approximately 0.74 acres  
From L-M to L-M



**FIGURE 10d**  
Future Land Use Plan  
NE Quadrant

NORTHLAND | AREA PLAN - FUTURE LAND USE PLAN

Z14-022  
3389 E. Dublin Granville Road  
Approximately 0.74 acres  
From L-M to L-M





Z14-022  
3389 E. Dublin Granville Road  
Approximately 0.74 acres  
From L-M to L-M



Northland Community Council  
Development Committee

Report

May 28, 2014 6:30 PM  
Northland Performing Arts Center  
4411 Tamarack Boulevard

**Meeting Called to Order:**

6:35 pm by chair **Dave Paul**

Members represented:

*Voting: (13):* Albany Park (APHA), Blendon Chase (BCCA), Blendon Woods (BWCA), Clinton Estates (CECA), Cooperwoods (CWCA), Forest Park (FPCA), Friendship Village (FVRA), Karmel-Woodward Park (KWPCA), Northland Alliance (NA), Rolling Ridge (RRSHA), Salem (SCA), Sharon Woods (SWCA), Village at Preston Woods (VPWCA). *Non-voting:* Advisory member Bob Thurman.

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**Case #1:** Application 14320-00286 (*Graphics variance from §3372.806(C) to permit automatic changeable copy in the Morse RCO*)  
Jeffrey L. Brown/Smith & Hale representing  
Litech Lighting Management Services  
1195 Morse Rd (Shell gas station), 43214 (PID 010-105345)

- *The Committee approved 13-0 a motion (by CWCA, second by APHA) to recommend **APPROVAL** of the application.*

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**Case #2:** Application Z014-022/14335-00327 (*Rezone 0.74 AC +/- from L-M to L-M to remove 1986 development plan and permit construction of cell tower*)  
Rob Ferguson/United Acquisition Services, Inc. representing  
New Par d/b/a Verizon Wireless  
3389 (Old) East Dublin Granville Rd, 43081 (PID 600-183781)

- *The Committee approved 13-0 a motion (by MMTACA, second by VPWCA) to recommend **APPROVAL** of the application.<sup>1</sup>*

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**Executive Session**

7:15 pm

**Meeting Adjourned**

7:35 pm

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<sup>1</sup> The Development Text dated February 20, 2014 refers to the site as “3419 East Dublin-Granville Road” rather than the amended site address of 3389 East Dublin-Granville Road. Discussed with the applicant’s agent on May 29, 2014 and he agreed to investigate and correct as necessary prior to hearing by the Development Commission.





# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
 757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## PROJECT DISCLOSURE STATEMENT

Parties having a 5% or more interest in the project that is the subject of this application.  
**THIS PAGE MUST BE FILLED OUT COMPLETELY AND NOTARIZED.** Do not indicate 'NONE' in the space provided.

APPLICATION # 214-022

STATE OF OHIO  
 COUNTY OF FRANKLIN

Being first duly cautioned and sworn (NAME) Robert M. Ferguson  
 of (COMPLETE ADDRESS) 3960 Brown Park Dr., Ste 1, Hilliard, OH 43026  
 deposes and states that (he/she) is the APPLICANT, AGENT or DULY AUTHORIZED ATTORNEY FOR SAME and the following is a list of all persons, other partnerships, corporations or entities having a 5% or more interest in the project which is the subject of this application in the following format:

Name of business or individual  
 Business or individual's address  
 Address of corporate headquarters  
 City, State, Zip  
 Number of Columbus based employees  
 Contact name and number

1. Ronald J. & Ruby L. Passen 3389 E. Dublin Granville Rd Columbus, OH 43235-4902 Ronald Passen, 614-204-4986	2. New Par, d/b/a, Verizon Wireless 7575 Commerce Ct Lewis Center, OH 43035 Dena Farmer, 614-307-1056
3.	4.

Check here if listing additional parties on a separate page.

SIGNATURE OF AFFIANT

*Robert M. Ferguson*

Subscribed to me in my presence and before me this 13 day of May, in the year 2014

SIGNATURE OF NOTARY PUBLIC

*Gregory W. Brown*

My Commission Expires

10-31-17



**GREGORY W. BROWN**  
 Notary Public, State of Ohio  
 My Commission Expires  
 October 31, 2017

**PLEASE NOTE:** incomplete information will result in the rejection of this submittal.  
 Applications must be submitted by appointment. Call 614-645-4522 to schedule.  
 Please make all checks payable to the Columbus City Treasurer